

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Barrington Park

2. Location: Substation Road and Burbage Road, Millville, DE

3. Parcel Identification #: 1-34-16 (18 & 25); 1-34-12 (382) 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: The Tyre Farm, LLC

Address: 27 Atlantic Avenue

City: Ocean View

State: DE

Zip: 19970

Phone: 302-539-6178

Fax: 302-539-6479

Email: LNM@SPLUS.NET

6. Applicant's Name: Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Stephens Environmental

Address: 229 Lake Drive

City: Newark

State: DE

Zip: 19702

Phone: 302-286-0406

Fax: 302-286-0408

Email:

8. **Please Designate a Contact Person, including phone number, for this Project: Bill Stephens or **Bob Harris**

9. ****Primary contact 302-539-6178**

Information Regarding Site:	
10. Area of Project(Acres +/-): 127.9	
11. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
12. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."	
13. Present Zoning: AR-1	14. Proposed Zoning: R-1 (Millville)
15. Present Use: Aq	16. Proposed Use: Res.
17. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
18. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
19. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 112,500 G.P.D. How will this demand be met? Public Water	
20. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
21. If a site plan please indicate gross floor area:	
22. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
23. If residential, indicated the number of number of Lots/units: 450 Gross Density of Project: 3.75 Net Density 4.4 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

24. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 450

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units 225

☒ Second home buyer – if checked, how many units 225

☐ Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces:
Square Feet:

Proposed Use: % of Impervious Surfaces:
Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 6.4 acres How much forest land will be removed? 5 acres

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No

If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please list name: Banks-Bennett Ditch
30. List the proposed method(s) of stormwater management for the site: storm water ponds with outfalls Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 20+/- Acres Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, storm water management Where is the open space located? Throughout the community Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Offsite sewer and road improvements
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season see T.I.S. now underway What percentage of those trips will be trucks, excluding vans and pick-up trucks?

<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Windmill Road, Substation Road Each two-lane roads with shoulders</p>	
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Parcels to the east and south</p>	
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>42. Are any federal permits, licensing, or funding anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please List them:</p>	
<p>44. Please make note of the time-line for this project: begin construction 10/1/2004 100 homes per year for 4 ½ years</p>	
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p>	
<p><u>Robert J. Harris Jr</u></p> <p>Signature of property owner or contract buyer</p>	<p><u>3/01/2004</u></p> <p>Date</p>
<p>_____ Signature of Person completing form (If different than property owner)</p>	<p>_____ Date</p>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>	



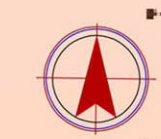
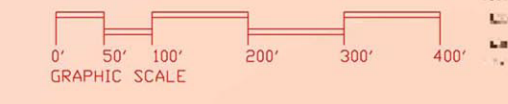
Site Data	
Applicant	GULFSTREAM DEVELOPMENT, INC. 27 Atlantic Ave. Ocean View, Delaware 19970 302-539-6178
Landscape Architect	Vista Design Group, Inc. 11634 WORCESTER HWY SHOWELL, MD. 21862 410-352-3874 VISTADESIGNGROUP.COM
Lot & Parcel No's	1-34-12-382 1-34-16-18 1-34-16-25
Existing Zoning	PROPOSED ANNEXATION AS R-2
Proposed Zoning	RPC
Total Site Area	127.94 Acres ±
Amenities	Community Center, Children's Pool, Adult Pool, Multi-Use Trails, 2-Tot Lots,
Unit Counts	
Single Family Lots	267 +/-
Town House	111 +/-
Condominium	62 +/-
Total	440 +/-

BARRINGTON PARK RESIDENTIAL PLANNED COMMUNITY

PROPOSED ANNEXATION TOWN OF MILLVILLE, DE

PRELIMINARY CONCEPT SKETCH B

NOTE:
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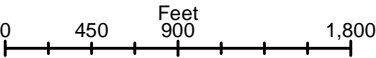
VISTA
DESIGN GROUP, INC.
Landscape Architects, Land Planning Consultants and Engineers
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 fax 410-352-3875 email vistadesign@mdhi.com

SEPTEMBER 24, 2004

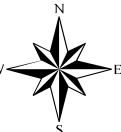
Preliminary Land Use Service (PLUS)

Barrington Park
2004-03-08

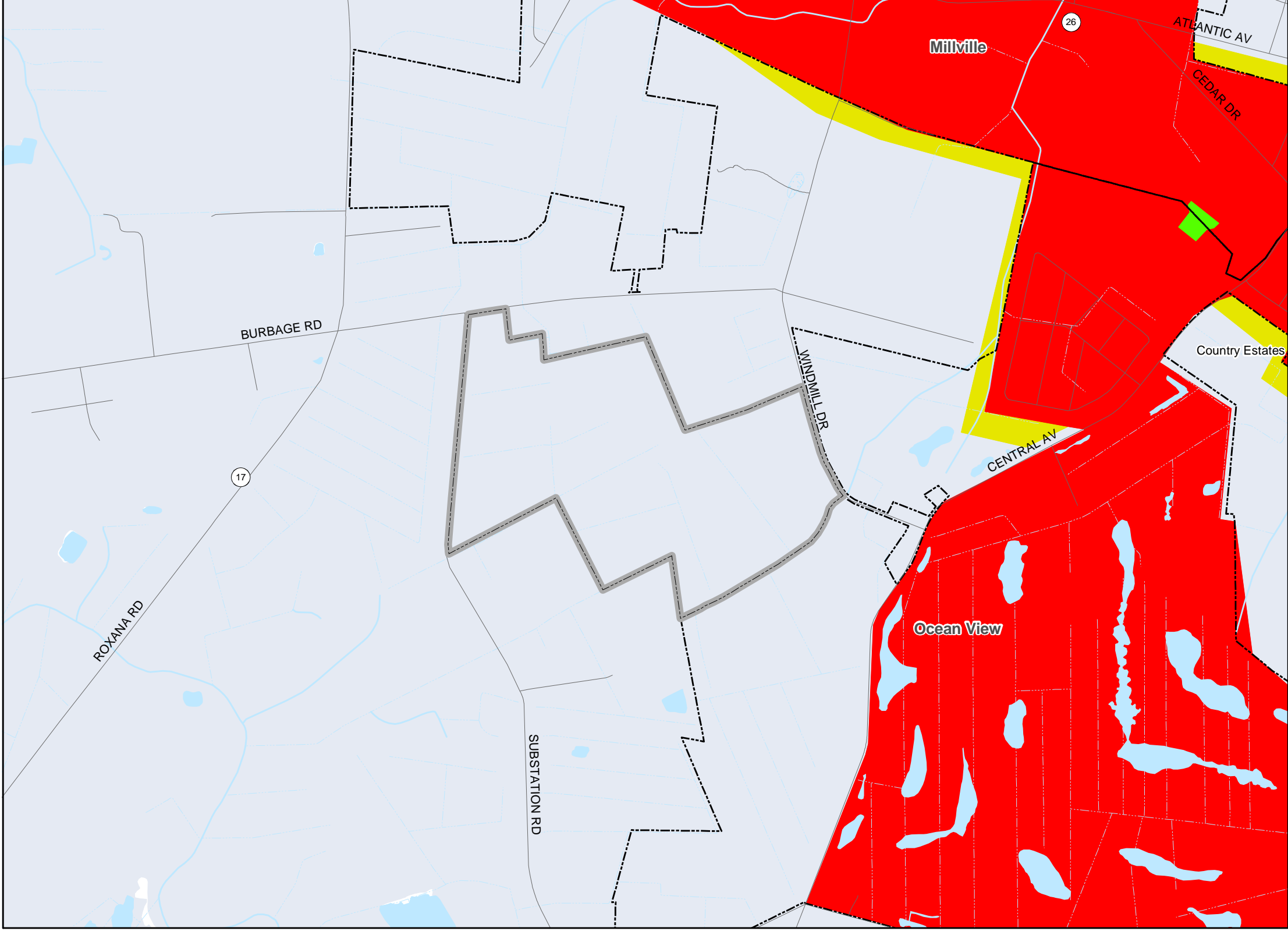
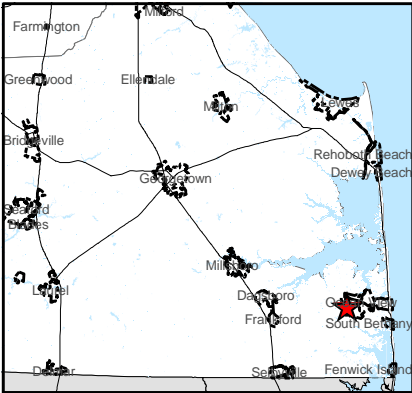
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



1:12,000



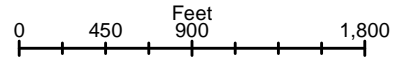
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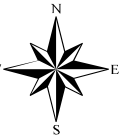
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**Barrington Park
2004-03-08**

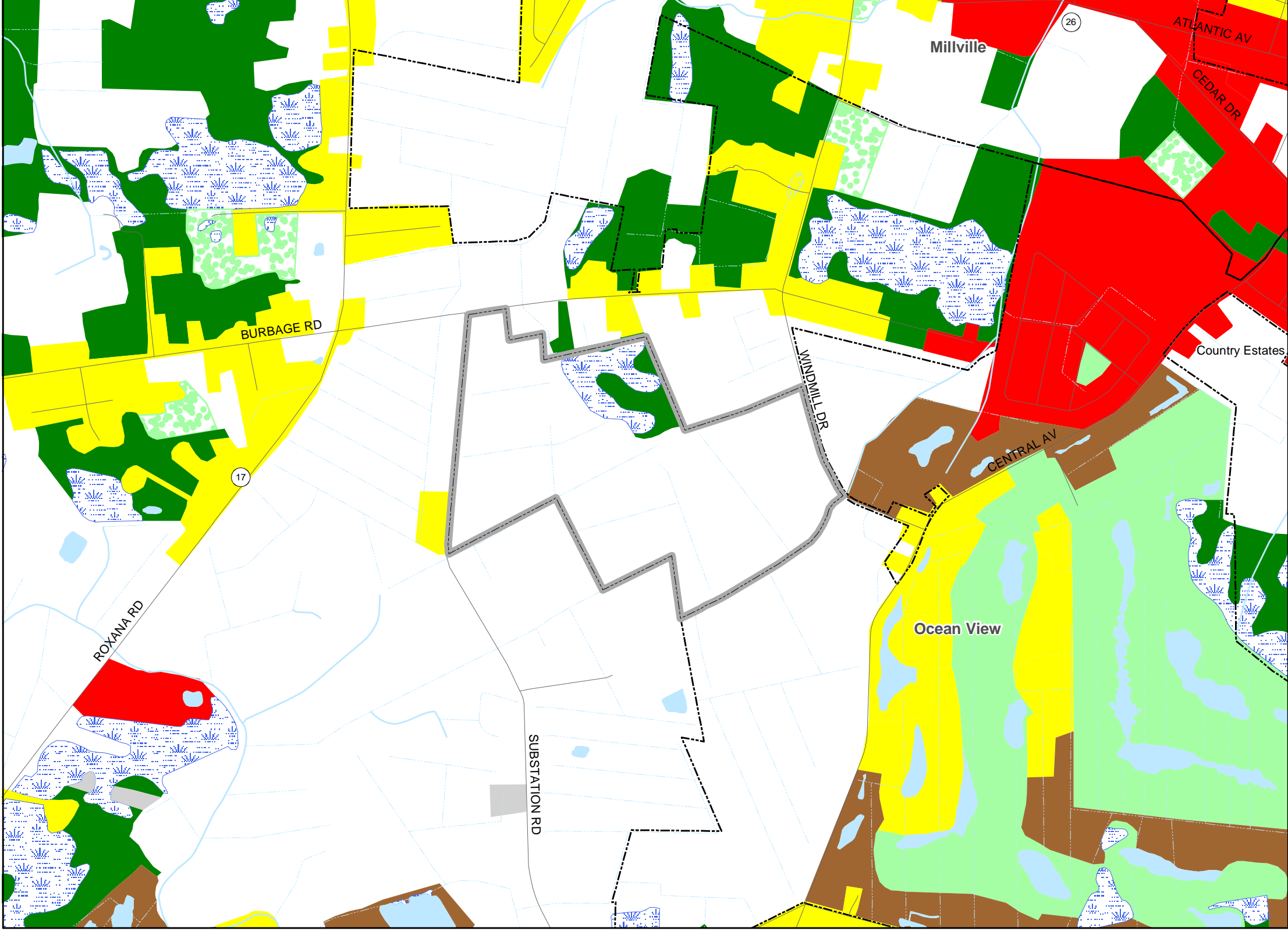
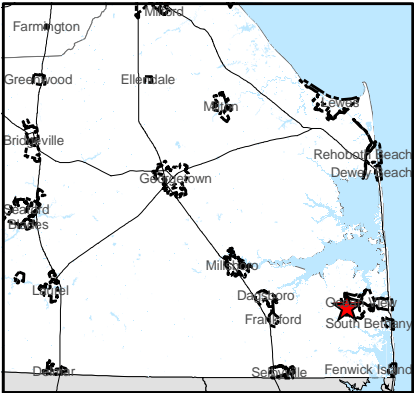
- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



1:12,000



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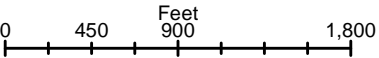


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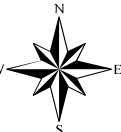
Barrington Park
2004-03-08

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



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